HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Windsor CMA

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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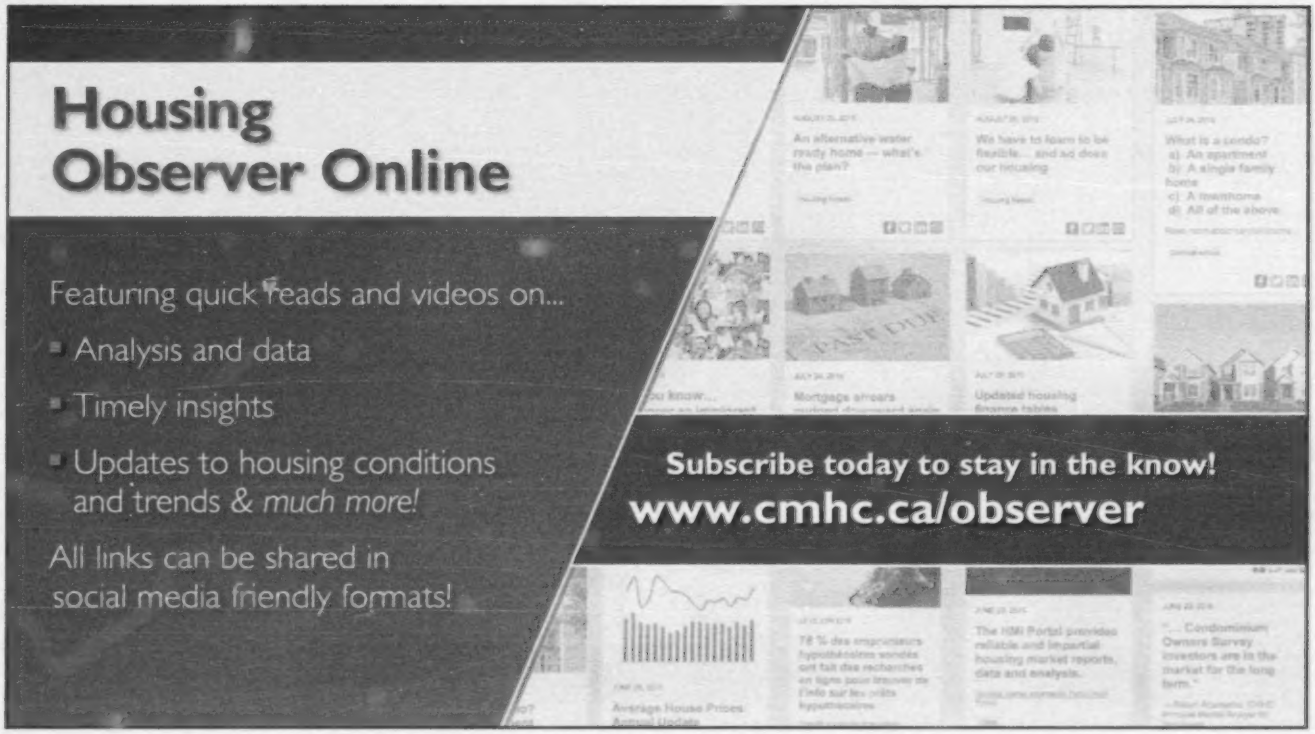
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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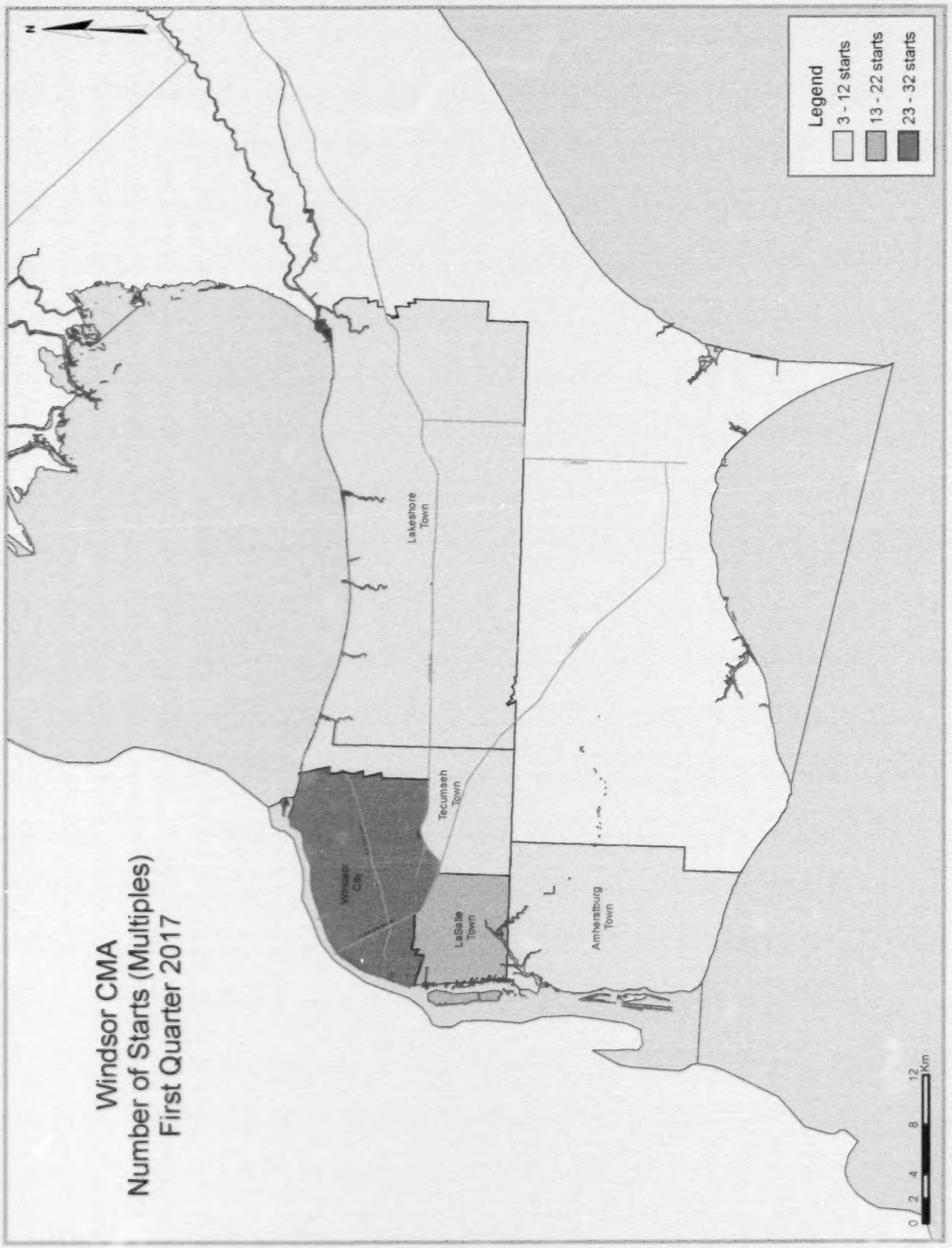
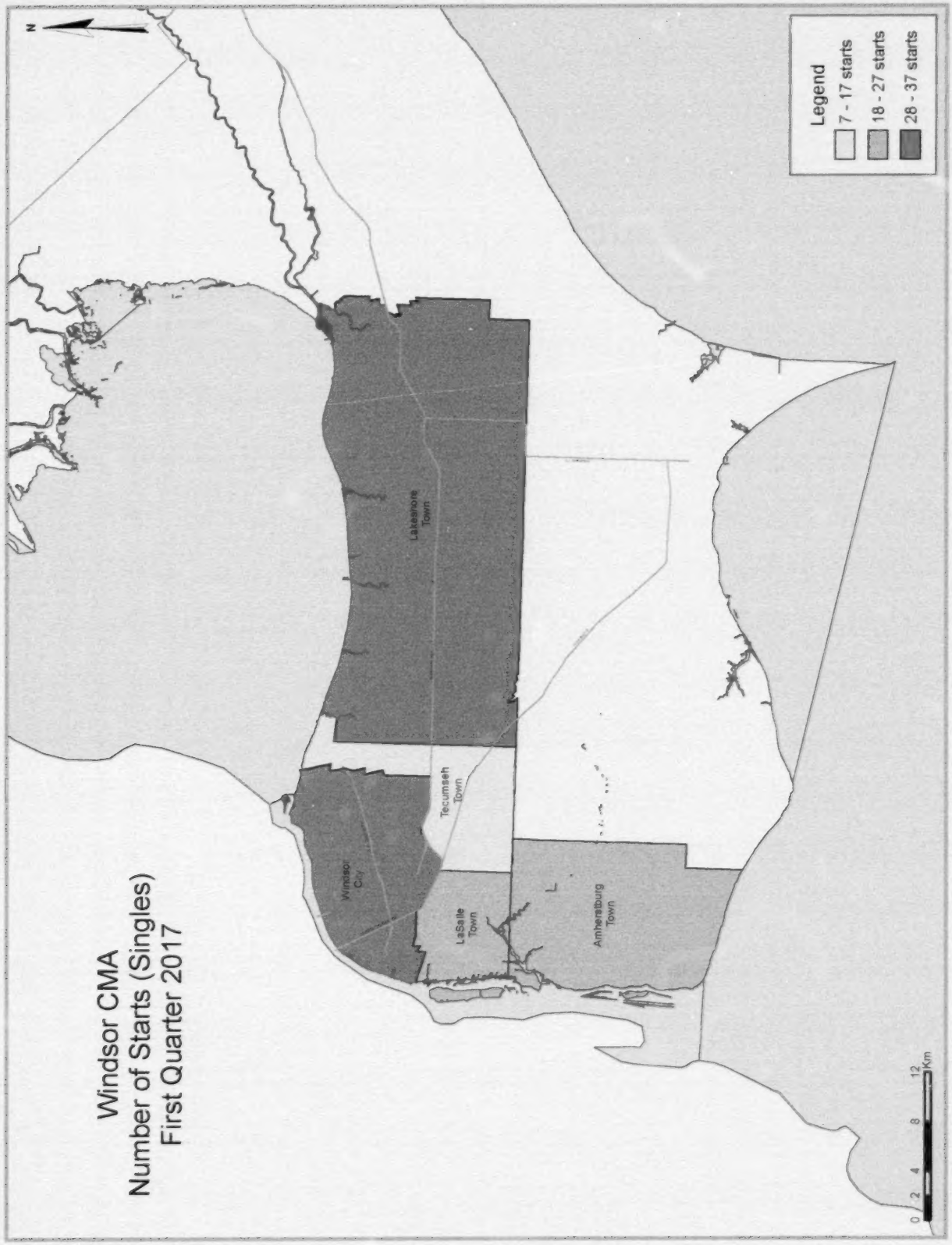
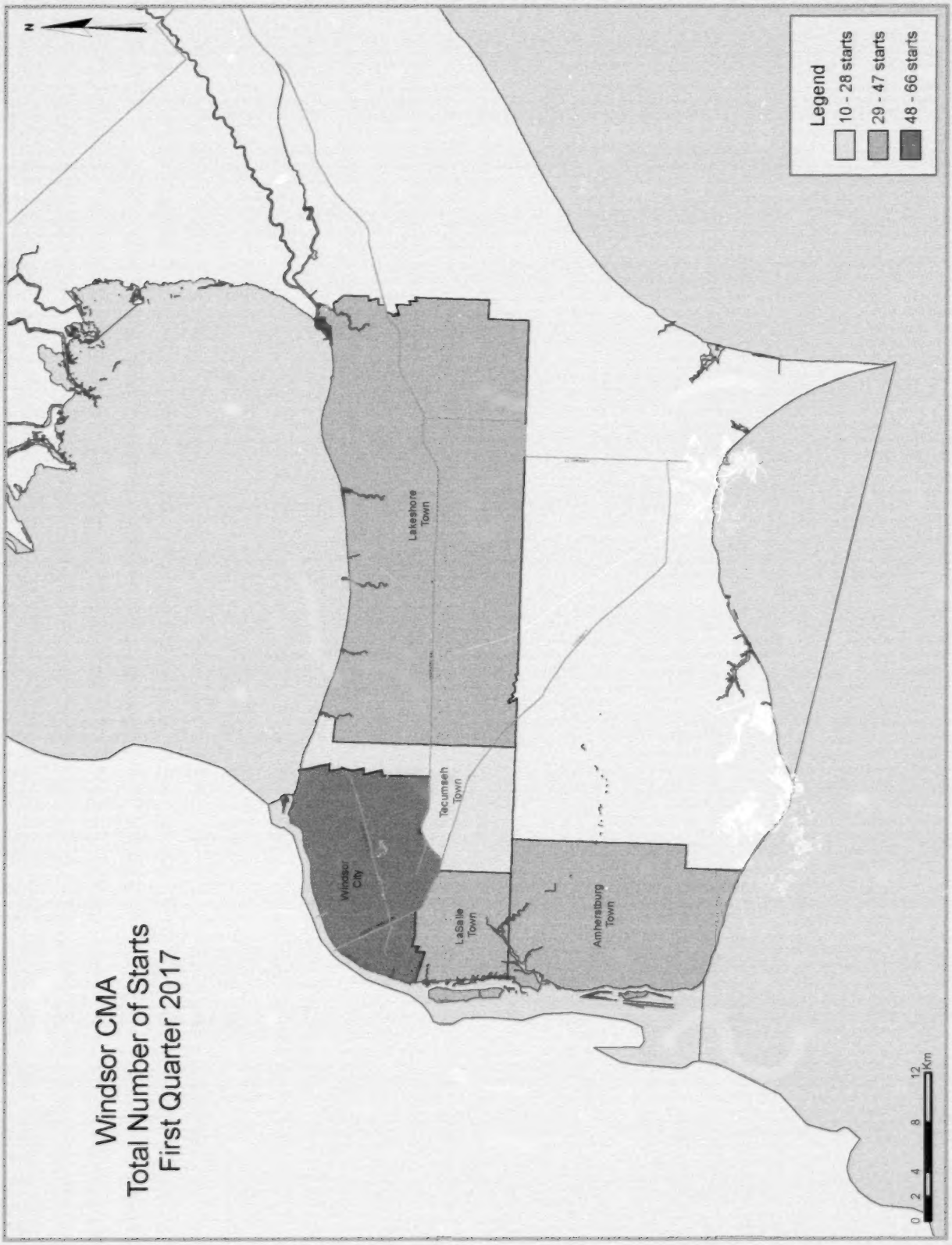
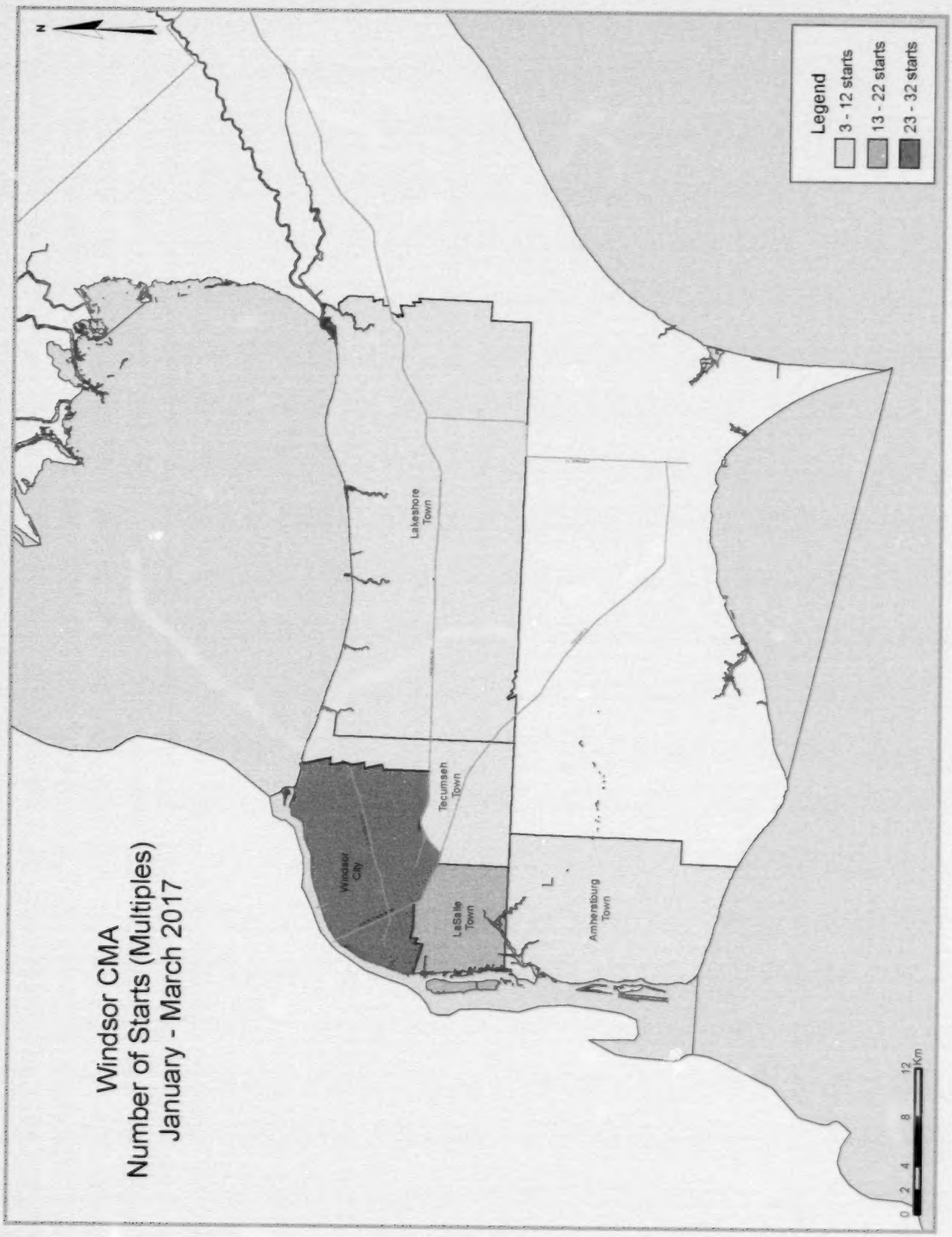
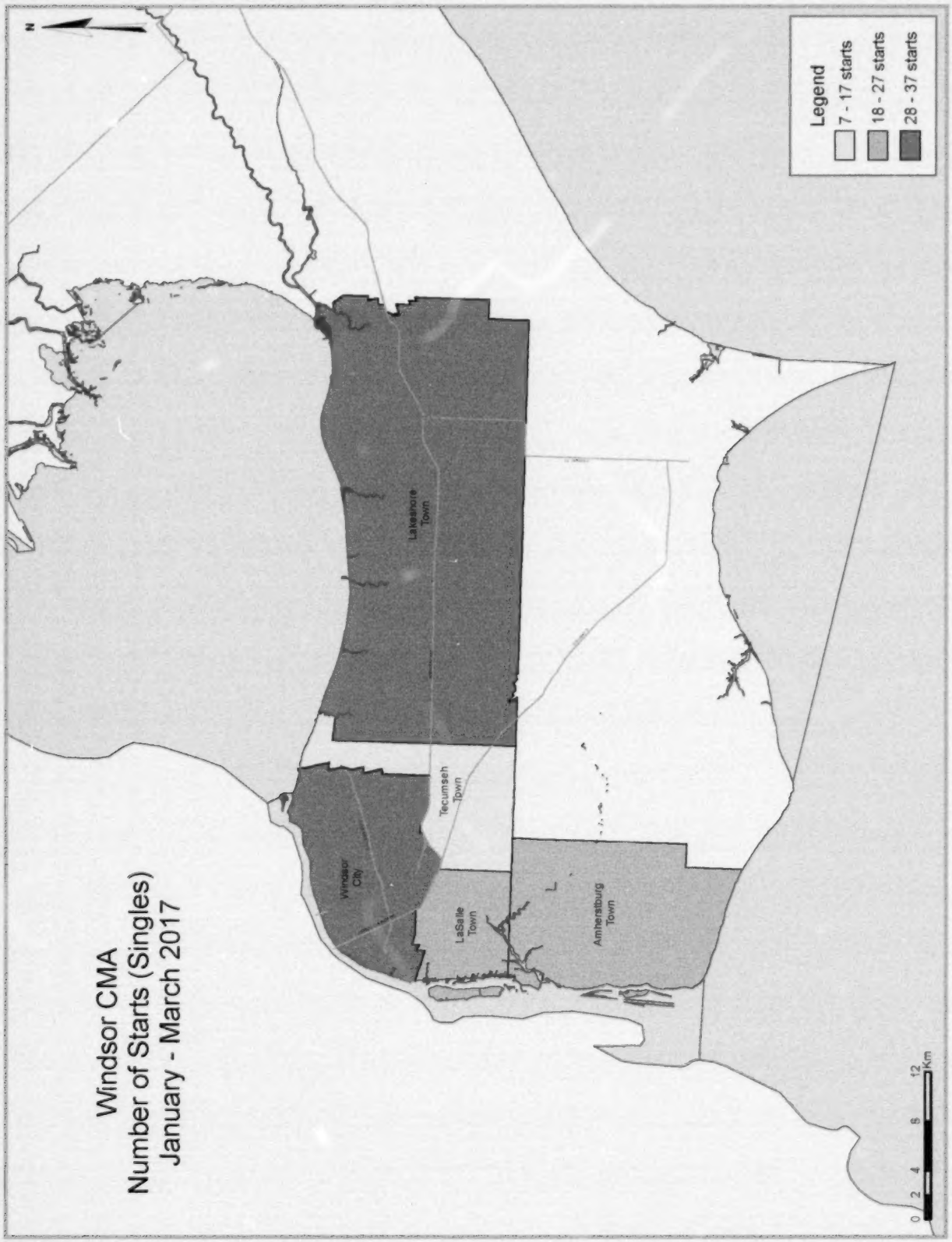
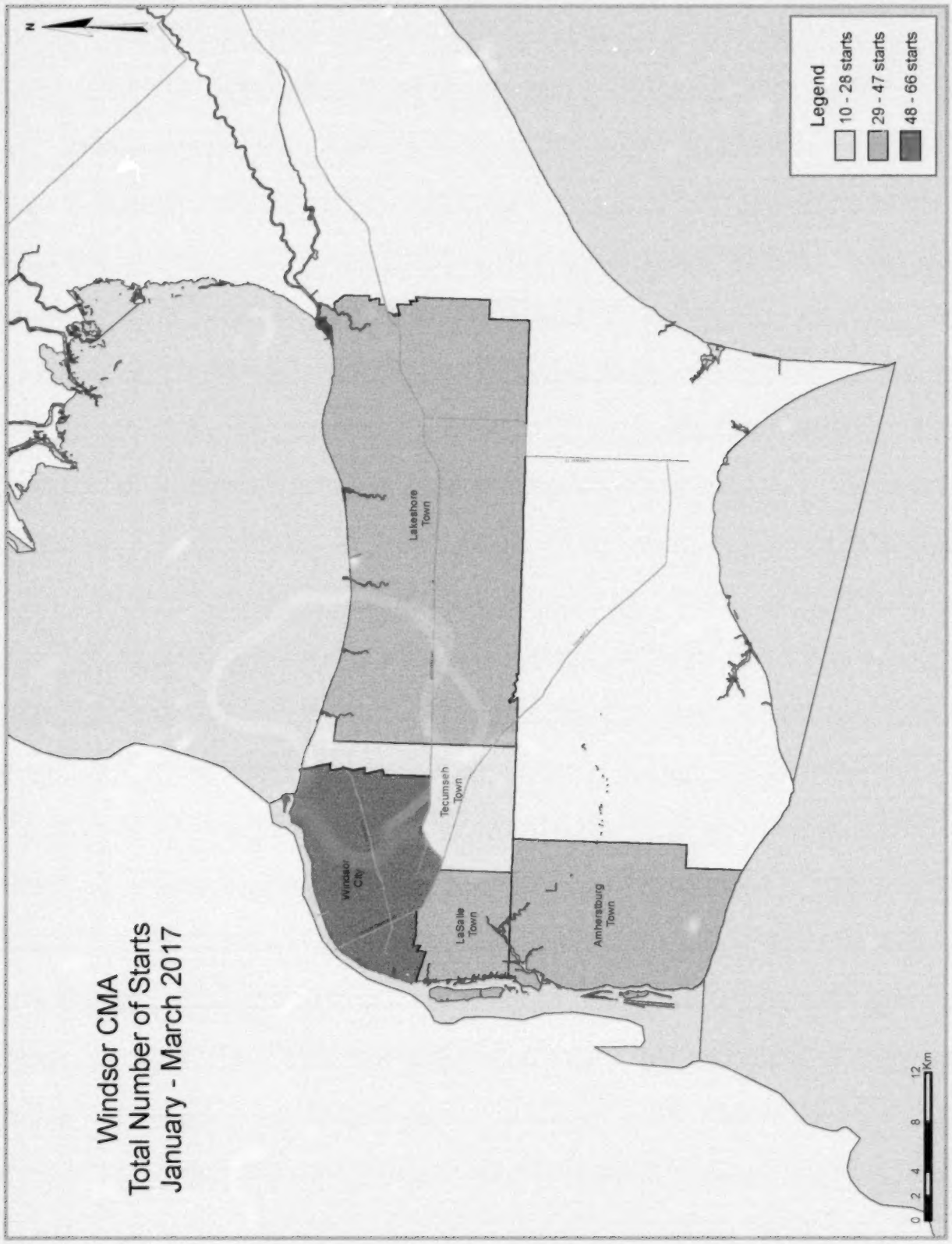

Windsor CMA
Number of Starts (Multiples)
First Quarter 2017
N
Legend
3 - 12 starts
13 - 22 starts
23 - 32 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km


Windsor CMA
Number of Starts (Singles)
First Quarter 2017
N
Legend
7 - 17 starts
18 - 27 starts
28 - 37 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km


Windsor CMA
Total Number of Starts
First Quarter 2017
N
Legend
10 - 28 starts
29 - 47 starts
48 - 66 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km


Windsor CMA
Number of Starts (Multiples)
January - March 2017
Legend
3 - 12 starts
13 - 22 starts
23 - 32 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km


Windsor CMA
Number of Starts (Singles)
January - March 2017
Legend
7 - 17 starts
18 - 27 starts
28 - 37 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km


Windsor CMA
Total Number of Starts
January - March 2017
Legend
10 - 28 starts
29 - 47 starts
48 - 66 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	709	804	887	437	1,287	770	738	815
Multiples	301	462	192	156	468	392	366	374
Total	1,010	1,266	1,079	593	1,755	1,162	1,104	1,189
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	750	825	117	119	1.7%	117	119	1.7%
Multiples	469	506	33	68	106.1%	33	68	106.1%
Total	1,219	1,331	150	187	24.7%	150	187	24.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Windsor CMA First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	119	30	33	0	0	0	0	5	187
Q1 2016	117	18	15	0	0	0	0	0	150
% Change	1.7	66.7	120.0	n/a	n/a	n/a	n/a	n/a	24.7
Year-to-date 2017	119	30	33	0	0	0	0	5	187
Year-to-date 2016	117	18	15	0	0	0	0	0	150
% Change	1.7	66.7	120.0	n/a	n/a	n/a	n/a	n/a	24.7
UNDER CONSTRUCTION									
Q1 2017	381	110	151	0	0	6	2	29	679
Q1 2016	313	54	97	0	6	59	0	12	541
% Change	21.7	103.7	55.7	n/a	-100.0	-89.8	n/a	141.7	25.5
COMPLETIONS									
Q1 2017	160	22	52	0	0	109	0	0	343
Q1 2016	193	36	24	0	3	0	0	0	256
% Change	-17.1	-38.9	116.7	n/a	-100.0	n/a	n/a	n/a	34.0
Year-to-date 2017	160	22	52	0	0	109	0	0	343
Year-to-date 2016	193	36	24	0	3	0	0	0	256
% Change	-17.1	-38.9	116.7	n/a	-100.0	n/a	n/a	n/a	34.0
COMPLETED & NOT ABSORBED									
Q1 2017	135	36	36	0	0	6	n/a	n/a	213
Q1 2016	150	42	6	0	0	0	n/a	n/a	198
% Change	-10.0	-14.3	**	n/a	n/a	n/a	n/a	n/a	7.6
ABSORBED									
Q1 2017	168	37	55	0	4	103	n/a	n/a	367
Q1 2016	169	20	21	0	3	0	n/a	n/a	213
% Change	-0.6	85.0	161.9	n/a	33.3	n/a	n/a	n/a	72.3
Year-to-date 2017	168	37	55	0	4	103	n/a	n/a	367
Year-to-date 2016	169	20	21	0	3	0	n/a	n/a	213
% Change	-0.6	85.0	161.9	n/a	33.3	n/a	n/a	n/a	72.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q1 2017	34	6	26	0	0	0	0	0	66
Q1 2016	66	12	0	0	0	0	0	0	78
LaSalle Town									
Q1 2017	22	12	0	0	0	0	0	5	39
Q1 2016	14	4	0	0	0	0	0	0	18
Lakeshore Town									
Q1 2017	37	6	0	0	0	0	0	0	43
Q1 2016	29	0	0	0	0	0	0	0	29
Amherstburg Town									
Q1 2017	19	6	4	0	0	0	0	0	29
Q1 2016	7	2	8	0	0	0	0	0	17
Tecumseh Town									
Q1 2017	7	0	3	0	0	0	0	0	10
Q1 2016	1	0	7	0	0	0	0	0	8
Windsor CMA									
Q1 2017	119	30	33	0	0	0	0	5	187
Q1 2016	117	18	15	0	0	0	0	0	150
UNDER CONSTRUCTION									
Windsor City									
Q1 2017	118	24	104	0	0	0	2	24	272
Q1 2016	131	30	66	0	6	0	0	12	245
LaSalle Town									
Q1 2017	90	46	12	0	0	0	0	5	153
Q1 2016	44	14	12	0	0	0	0	0	70
Lakeshore Town									
Q1 2017	113	8	0	0	0	0	0	0	121
Q1 2016	98	0	0	0	0	0	0	0	98
Amherstburg Town									
Q1 2017	37	26	7	0	0	6	0	0	76
Q1 2016	19	10	8	0	0	0	0	0	37
Tecumseh Town									
Q1 2017	23	6	28	0	0	0	0	0	57
Q1 2016	21	0	11	0	0	59	0	0	91
Windsor CMA									
Q1 2017	381	110	151	0	0	6	2	29	679
Q1 2016	313	54	97	0	6	59	0	12	541

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q1 2017	60	8	41	0	0	50	0	0	159
Q1 2016	63	14	15	0	0	0	0	0	92
LaSalle Town									
Q1 2017	31	12	0	0	0	0	0	0	43
Q1 2016	38	12	9	0	3	0	0	0	62
Lakeshore Town									
Q1 2017	48	0	0	0	0	0	0	0	48
Q1 2016	60	0	0	0	0	0	0	0	60
Amherstburg Town									
Q1 2017	12	0	4	0	0	0	0	0	16
Q1 2016	19	10	0	0	0	0	0	0	29
Tecumseh Town									
Q1 2017	9	2	7	0	0	59	0	0	77
Q1 2016	13	0	0	0	0	0	0	0	13
Windsor CMA									
Q1 2017	160	22	52	0	0	109	0	0	343
Q1 2016	193	36	24	0	3	0	0	0	256
COMPLETED & NOT ABSORBED									
Windsor City									
Q1 2017	39	18	25	0	0	4	n/a	n/a	86
Q1 2016	37	22	2	0	0	0	n/a	n/a	61
LaSalle Town									
Q1 2017	27	13	1	0	0	0	n/a	n/a	41
Q1 2016	44	10	1	0	0	0	n/a	n/a	55
Lakeshore Town									
Q1 2017	46	0	0	0	0	0	n/a	n/a	46
Q1 2016	37	0	0	0	0	0	n/a	n/a	37
Amherstburg Town									
Q1 2017	17	5	6	0	0	0	n/a	n/a	28
Q1 2016	22	10	3	0	0	0	n/a	n/a	35
Tecumseh Town									
Q1 2017	6	0	4	0	0	2	n/a	n/a	12
Q1 2016	10	0	0	0	0	0	n/a	n/a	10
Windsor CMA									
Q1 2017	135	36	36	0	0	6	n/a	n/a	213
Q1 2016	150	42	6	0	0	0	n/a	n/a	198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q1 2017	54	22	39	0	0	46	n/a	n/a	161
Q1 2016	60	3	13	0	0	0	n/a	n/a	76
LaSalle Town									
Q1 2017	34	9	3	0	0	0	n/a	n/a	46
Q1 2016	34	10	8	0	3	0	n/a	n/a	55
Lakeshore Town									
Q1 2017	46	1	0	0	0	0	n/a	n/a	47
Q1 2016	56	0	0	0	0	0	n/a	n/a	56
Amherstburg Town									
Q1 2017	11	3	4	0	4	0	n/a	n/a	22
Q1 2016	12	7	0	0	0	0	n/a	n/a	19
Tecumseh Town									
Q1 2017	23	2	9	0	0	57	n/a	n/a	91
Q1 2016	7	0	0	0	0	0	n/a	n/a	7
Windsor CMA									
Q1 2017	168	37	55	0	4	103	n/a	n/a	367
Q1 2016	169	20	21	0	3	0	n/a	n/a	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	804	184	200	0	7	56	0	15	1,266
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Windsor City	34	66	6	12	26	0	0	0	66	78	-15.4
LaSalle Town	22	14	12	4	0	0	5	0	39	18	116.7
Lakeshore Town	37	29	6	0	0	0	0	0	43	29	48.3
Amherstburg Town	19	7	6	2	4	8	0	0	29	17	70.6
Tecumseh Town	7	1	0	0	3	7	0	0	10	8	25.0
Windsor CMA	119	117	30	18	33	15	5	0	187	150	24.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Windsor City	34	66	6	12	26	0	0	0	66	78	-15.4
LaSalle Town	22	14	12	4	0	0	5	0	39	18	116.7
Lakeshore Town	37	29	6	0	0	0	0	0	43	29	48.3
Amherstburg Town	19	7	6	2	4	8	0	0	29	17	70.6
Tecumseh Town	7	1	0	0	3	7	0	0	10	8	25.0
Windsor CMA	119	117	30	18	33	15	5	0	187	150	24.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Windsor City	26	0	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	5	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	8	0	0	0	0	0	0
Tecumseh Town	3	7	0	0	0	0	0	0
Windsor CMA	33	15	0	0	0	0	5	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Windsor City	26	0	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	5	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	8	0	0	0	0	0	0
Tecumseh Town	3	7	0	0	0	0	0	0
Windsor CMA	33	15	0	0	0	0	5	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Windsor City	66	78	0	0	0	0	66	78
LaSalle Town	34	18	0	0	5	0	39	18
Lakeshore Town	43	29	0	0	0	0	43	29
Amherstburg Town	29	17	0	0	0	0	29	17
Tecumseh Town	10	8	0	0	0	0	10	8
Windsor CMA	182	150	0	0	5	0	187	150

Table 2.5: Starts by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Windsor City	66	78	0	0	0	0	66	78
LaSalle Town	34	18	0	0	5	0	39	18
Lakeshore Town	43	29	0	0	0	0	43	29
Amherstburg Town	29	17	0	0	0	0	29	17
Tecumseh Town	10	8	0	0	0	0	10	8
Windsor CMA	182	150	0	0	5	0	187	150

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Windsor City	60	63	8	14	41	15	50	0	159	92	72.8
LaSalle Town	31	38	12	12	0	12	0	0	43	62	-30.6
Lakeshore Town	48	60	0	0	0	0	0	0	48	60	-20.0
Amherstburg Town	12	19	0	10	4	0	0	0	16	29	-44.8
Tecumseh Town	9	13	2	0	7	0	59	0	77	13	**
Windsor CMA	160	193	22	36	52	27	109	0	343	256	34.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Windsor City	60	63	8	14	41	15	50	0	159	92	72.8
LaSalle Town	31	38	12	12	0	12	0	0	43	62	-30.6
Lakeshore Town	48	60	0	0	0	0	0	0	48	60	-20.0
Amherstburg Town	12	19	0	10	4	0	0	0	16	29	-44.8
Tecumseh Town	9	13	2	0	7	0	59	0	77	13	**
Windsor CMA	160	193	22	36	52	27	109	0	343	256	34.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Windsor City	41	15	0	0	50	0	0	0
LaSalle Town	0	12	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	0	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	59	0	0	0
Windsor CMA	52	27	0	0	109	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Windsor City	41	15	0	0	50	0	0	0
LaSalle Town	0	12	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	4	0	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	59	0	0	0
Windsor CMA	52	27	0	0	109	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Windsor City	109	92	50	0	0	0	159	92
LaSalle Town	43	59	0	3	0	0	43	62
Lakeshore Town	48	60	0	0	0	0	48	60
Amherstburg Town	16	29	0	0	0	0	16	29
Tecumseh Town	18	13	59	0	0	0	77	13
Windsor CMA	234	253	109	3	0	0	343	256

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Windsor City	109	92	50	0	0	0	159	92
LaSalle Town	43	59	0	3	0	0	43	62
Lakeshore Town	48	60	0	0	0	0	48	60
Amherstburg Town	16	29	0	0	0	0	16	29
Tecumseh Town	18	13	59	0	0	0	77	13
Windsor CMA	234	253	109	3	0	0	343	256

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q1 2017	1	1.9	5	9.3	17	31.5	27	50.0	4	7.4	54	412,500	430,097
Q1 2016	13	22.8	11	19.3	24	42.1	7	12.3	2	3.5	57	350,000	330,555
Year-to-date 2017	1	1.9	5	9.3	17	31.5	27	50.0	4	7.4	54	412,500	430,097
Year-to-date 2016	13	22.8	11	19.3	24	42.1	7	12.3	2	3.5	57	350,000	330,555
LaSalle Town													
Q1 2017	0	0.0	0	0.0	13	38.2	8	23.5	13	38.2	34	437,500	501,628
Q1 2016	1	2.9	3	8.8	10	29.4	11	32.4	9	26.5	34	-	443,873
Year-to-date 2017	0	0.0	0	0.0	13	38.2	8	23.5	13	38.2	34	437,500	501,628
Year-to-date 2016	1	2.9	3	8.8	10	29.4	11	32.4	9	26.5	34	-	443,873
Lakeshore Town													
Q1 2017	1	2.2	0	0.0	14	30.4	23	50.0	8	17.4	46	420,000	458,525
Q1 2016	8	14.8	11	20.4	19	35.2	12	22.2	4	7.4	54	375,000	361,165
Year-to-date 2017	1	2.2	0	0.0	14	30.4	23	50.0	8	17.4	46	420,000	458,525
Year-to-date 2016	8	14.8	11	20.4	19	35.2	12	22.2	4	7.4	54	375,000	361,165
Amherstburg Town													
Q1 2017	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	367,443
Q1 2016	0	0.0	3	33.3	4	44.4	1	11.1	1	11.1	9	-	309,246
Year-to-date 2017	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	367,443
Year-to-date 2016	0	0.0	3	33.3	4	44.4	1	11.1	1	11.1	9	-	309,246
Tecumseh Town													
Q1 2017	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	-	515,904
Q1 2016	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	439,825
Year-to-date 2017	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	-	515,904
Year-to-date 2016	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	439,825
Windsor CMA													
Q1 2017	2	1.2	11	6.6	48	28.7	68	40.7	38	22.8	167	430,000	460,285
Q1 2016	22	13.7	29	18.0	58	36.0	32	19.9	20	12.4	161	360,000	371,223
Year-to-date 2017	2	1.2	11	6.6	48	28.7	68	40.7	38	22.8	167	430,000	460,285
Year-to-date 2016	22	13.7	29	18.0	58	36.0	32	19.9	20	12.4	161	360,000	371,223

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2017

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Windsor City	430,097	330,555	30.1	430,097	330,555	30.1
LaSalle Town	501,628	443,873	13.0	501,628	443,873	13.0
Lakeshore Town	458,525	361,165	27.0	458,525	361,165	27.0
Amherstburg Town	367,443	309,246	18.8	367,443	309,246	18.8
Tecumseh Town	515,904	439,825	17.3	515,904	439,825	17.3
Windsor CMA	460,285	371,223	24.0	460,285	371,223	24.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

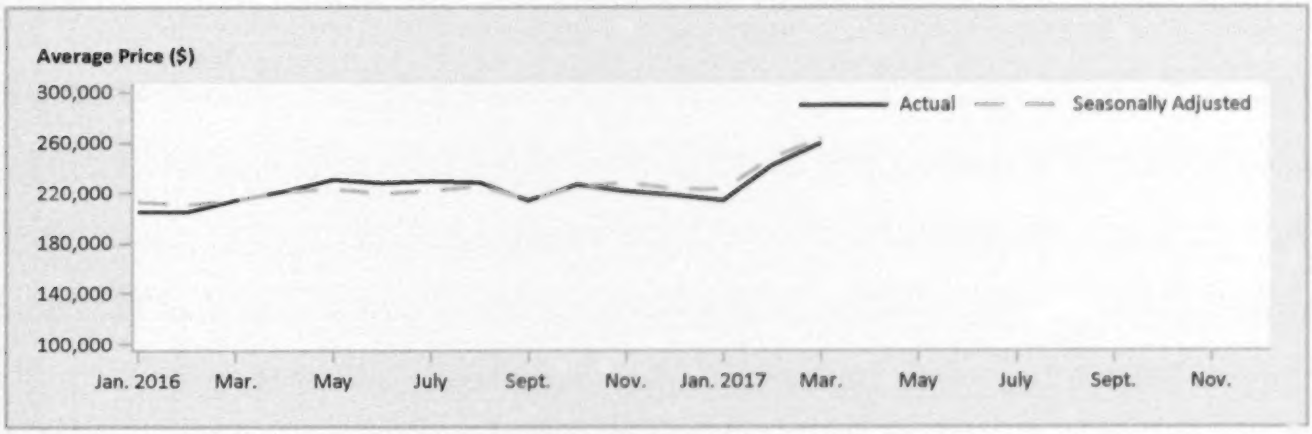


Figure 5.2: MLS® Residential Sales for Windsor

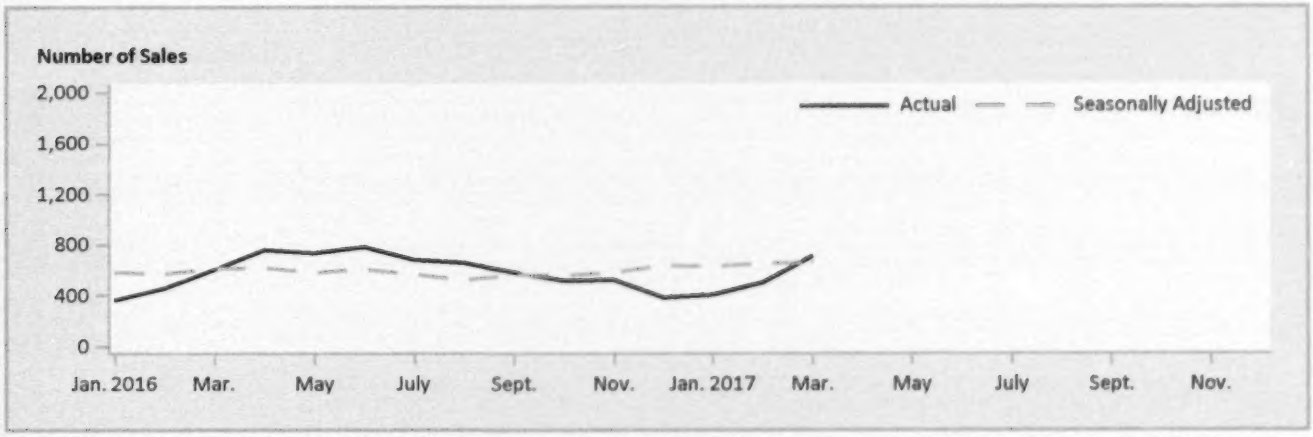
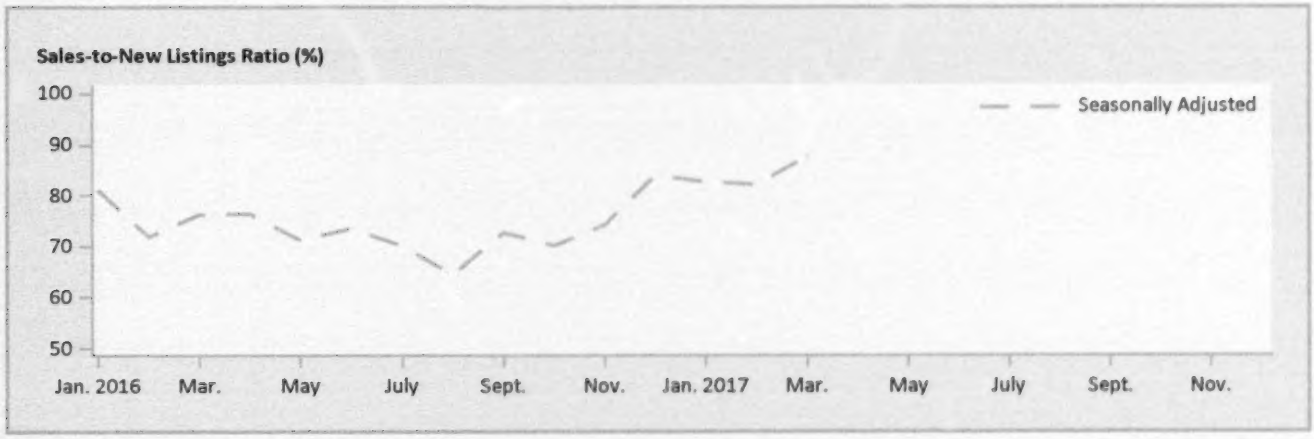


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Windsor CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	95.3	127.8	156.4	8.9	61.1	863
	February	561	3.14	4.64	95.3	128.2	158.3	7.4	60.9	865
	March	561	3.14	4.64	95.7	129.0	160.4	6.7	61.2	871
	April	561	3.14	4.64	95.4	129.6	162.6	6.1	61.6	884
	May	561	3.14	4.64	96.2	130.1	164.3	6.2	62.3	892
	June	561	3.14	4.64	97.1	130.4	166.7	6.4	63.2	901
	July	567	3.14	4.74	96.9	130.3	167.6	6.3	63.5	903
	August	567	3.14	4.74	96.8	129.9	168.5	6.2	63.6	894
	September	561	3.14	4.64	98.0	130.1	167.4	5.6	62.8	895
	October	561	3.14	4.64	99.5	130.6	166.4	5.3	62.2	892
	November	561	3.14	4.64	99.8	130.2	163.8	5.8	61.4	891
	December	561	3.14	4.64	100.0	130.0	161.8	5.7	60.5	883
2017	January	561	3.14	4.64	100.7	130.8	162.3	5.4	60.6	889
	February	561	3.14	4.64	101.2	131.2	161.3	5.1	59.9	892
	March	561	3.14	4.64		131.4	161.2	5.2	59.9	897
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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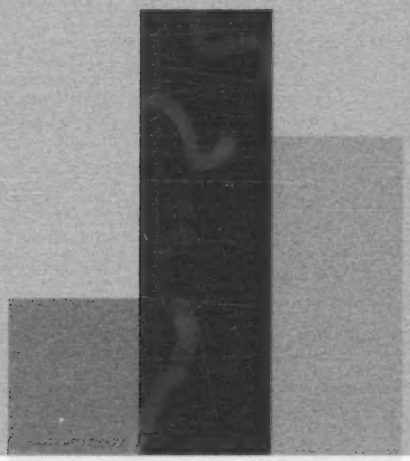

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